

ORIGINAL

ORDINANCE NO.: 2026-048

Annexing 1010, 1014, 1018, 1022, and 1026 Dreyfus Road, Rear Dreyfus Road, 34 Bluff Road, and NX 34 Bluff Road, Richland County TMS # 11301-17-01, 11301-17-02, 11301-17-03, 11301-17-04, 11301-17-05, 11301-17-10, 11301-18-06, and 11301-18-07 into the City of Columbia, South Carolina, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

WHEREAS, a proper petition has been filed with the City Council by one hundred (100%) percent of the property owners of the within described property under the provisions of South Carolina Code Ann. § 5-3-150; and,

WHEREAS, it appears to City Council that the annexation of the property would be in the best interest of the property owners and the City of Columbia; and,

WHEREAS, City Council adopted Columbia Compass: Envision 2036 as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 along with all the maps and policies contained therein, and amended from time to time, in accordance with the South Carolina Comprehensive Planning Act of 1994 (§6-29 of the SC Code); and,

WHEREAS, the City of Columbia has adopted the Unified Development Ordinance (UDO) by Ordinance No.: 2019-013 and Official Zoning Map of the City of Columbia, S.C. by Ordinance No.: 2021-001, both amended from time to time, in accordance with the authority in Title VI of the SC Code; and

WHEREAS, pursuant to Sec. 17-1.7(c) of the UDO, annexation may be considered concurrent with amendments to the Comprehensive Plan and the Zoning Map; and

WHEREAS, the City of Columbia Planning Commission has reviewed the proposed future land use and zoning classifications of the property, and made a recommendation to City Council in accordance with §6-29 of the SC Code and §17-2.5 of the UDO; and

WHEREAS, the Columbia City Council has held a public hearing in accordance with §17-2.4(f) of the UDO and §6-29-760 of the SC Code; and

WHEREAS, the Columbia City Council has determined that the proposed land use classification is appropriate for the property, and the proposed zoning district meets one or more of the criteria set forth by §17-2.5(c)(4), Zoning Map Amendment Decision Standards, of the UDO; NOW THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina this 21st day of July, 2026, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as 1010, 1014, 1018, 1022, and 1026 Dreyfus Road, Rear

Dreyfus Road, 34 Bluff Road, and NX 34 Bluff Road, Richland County TMS # 11301-17-01, 11301-17-02, 11301-17-03, 11301-17-04, 11301-17-05, 11301-17-10, 11301-18-06, and 11301-18-07 containing 1.40 acres, further identified in Attachment A, is hereby annexed to and becomes a part of the City of Columbia, and is incorporated into Columbia Compass: Envision 2036 and the Official Zoning Map, effective immediately.

3. This property shall be apportioned to City Council District #3, Census Tract 28, and assigned a future land use classification of Urban Core Mixed Residential Type 3 (UCMR-3) and zoning of Mixed Use District (MU-1) with portions in Floodplain Overlay District (OV-FP) and Floodway Overlay District (OV-FW).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 11301-17-01, 11301-17-02, 11301-17-03, 11301-17-04, 11301-17-05, 11301-17-10, 11301-18-06, and 11301-18-07

Also included in the territory hereby annexed are all contiguous portions of all public rights of way, streets and highways.

Requested by:

Jeff Palen, Assistant City Manager

Approved by:


City Manager

Approved as to form:


City Attorney

Introduced: 06/16/2026
Final Reading: 07/21/2026

Mayor

ATTEST:


City Clerk

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EXHIBIT "A"
PROPERTY DESCRIPTION

All that certain piece, parcel, or lot of land, together with any improvements thereon; situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, the same being shown and designated as Lot No. Eleven (11) on that certain plat prepared for Bessie G. Shaw, by J.C. Covington, dated June 30, 1927, and recorded in the Register of Deeds Office for Richland County in Plat Book "F" at Page 21, and having the same property shape, metes, measurements, and bounds as shown on said plat; be all measurements a little more or less.

Richland County TMS: 11301-17-10

ALSO

All those certain pieces, parcels, or lots of land, together with the improvements thereon, lying, being, and situate on the east side of Bluff Road, near the City of Columbia, in the County of Richland, State of South Carolina, the same being delineated and designated as lots Nine (9) and Ten (10), on that certain plat made of the property of Bessie G. Shaw, by J. C. Covington C. E., dated June 30, 1927, and recorded in the Register of Deeds Office for Richland County in Plat Book "F" at Page 21, with reference to said plat being craved to for a more complete description of the property shape, metes, measurements, and bounds; be an measurements a little more or less.

Richland County TMS: 11301-18-06

ALSO

All that certain pieces, parcels or lot of lands, together with the improvements thereon, situate, lying and being located on the southern side of Dreyfus Road, near the City of Columbia, in the County of Richland, State of South Carolina, being more fully shown and delineated. as Lots 12, 13, 14, 15, 16 on a plat prepared for LE-BO, a Partnership by William Wingfield, R.S. dated November 23, 1997 and recorded in the Register of Deeds Office for Richland County in Book "Y" at page 528, with reference to said plat for a more complete and accurate description thereof; All measurements being a little more or less.,

Richland County TMS: 11301-17-01, 11301-17-02, 11301-17-03, 11301-17-04, and 11301-17-05

ALSO

All that certain piece, parcel, or lot of land; together with any improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina; the same being shown and designated as that portion of the 25 foot alleyway containing 0.12 acres as shown on that certain plat prepared for Elvira C. Lewis, by Ralph O. Vanadore, dated October 10, 1997, and recorded in the Register of Deeds Office for Richland County in Plat Book 57 at Page 2457, and having the same property shape, metes, measurements, and bounds as shown on said plat; be all measurements a little more or less.

Richland County TMS: 11301-18-07

Property Address: 1010, 1014, 1018, 1022, and 1026 Dreyfus Road, Rear Dreyfus Road, 34 Bluff Road, and NX 34 Bluff Road